

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** November 20, 2022 11:25 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #145

**Categories:** PH - Info Complete, Public Hearing

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Submitted on Sun, 11/20/2022 - 23:24  
Submission # 145

Submitted values are:

**Name**  
Evan Kramer

**Address**  
6818 Village Green  
Burnaby. V5E 4K9

**Email address**

**Rezoning application or bylaw number**  
Bylaw No. 14524

**Submission**  
Dear Mayor and Council,

Re: Objection to high-rise development proposed for 7465 Griffiths Drive

I am writing to express my disappointment that neighbors to this rezoning and redevelopment have not been informed - let alone consulted - about the proposed changes to our community and to object to the over-densification of this property.

I hope that Mayor Hurley and Burnaby's new Council will give serious consideration to directing staff to conduct appropriate community engagement prior to making a decision about this proposed rezoning.

Like many of my neighbors, I support the re-zoning of this land into residential housing, especially housing that will support people with disabilities and those with lower incomes. I chose to live in the Edmonds community specifically because it is diverse and welcoming to all, and the existing industrial building has been so poorly maintained that a residential development would be welcome.

While I would welcome a low-rise or townhouse development similar to those neighboring this property, I wholly object to the development of a 21-storey high-rise for the following reasons:

1. Neither the developer nor city staff have adequately informed the neighboring community about this proposal let alone consulted with us – only one of the buildings in the vicinity of the redevelopment was notified about this proposal which does not give those of us who live in this neighborhood an appropriate opportunity to learn about the proposal or share our views. Like many of those who have written to you, I learned about this from a neighbor and despite walking the neighborhood daily I had not seen the redevelopment signs posted until I heard about the redevelopment – one of the two is posted on the road the city will sell to the developer which is only used to access the existing manufacturing site and is barely visible and not legible from Griffiths.

2. This development is not in keeping with the 1994 Edmonds Town Centre Plan which states that high rise developments will be concentrated around the 'town centre core' and 'station core'. The plan includes maps showing these cores and the 7465 Griffiths Drive is outside both of these types of 'core'. Further, this plan defines 'high rise' as between 10 and 20 stories – and this proposal is already above that height and not in keeping with this neighborhood. In the October 2022 staff report on this proposal I see a reference to a 1997 Edmonds OCP – but this isn't available on the city 'community plans' webpage so if there was a change between 1994 and 1997

it isn't accessible to residents.

3. Neither is this development in keeping with the 1999 Edmonds Land Use Map which shows this property as being used for "medium density multiple family residential" i.e. low-rise buildings or townhouses similar to those already in existence in proximity to this property.

4. Even the 2020 Town Centre Standards does not suggest this degree of densification of this area – instead listing the three core areas as the station core, Skytrain core and Southgate site. This means that at no point has the Edmonds community been consulted or even told that this creeping over-densification was a possibility.

5. Staff has not considered impacts on residents to the west of the proposed high rise in Section 4.2 of their October 2022 report on this proposal they suggest the property will not affect neighbors to its east but those of us who live west of this property, whose properties will be overlooked, are not considered in the report – this is a significant oversight given that we will be most greatly affected by the development and I urge Council to direct staff to appropriately consult the community before proceeding with any zoning change.

6. The proposed traffic routing will increase safety risks – the intersection between Griffith and Rumble is already busy and dangerous for non-vehicular traffic, with numerous near misses daily. Increasing traffic from this intersection to Prenter will increase the likelihood of accidents. It will also increase traffic from Prenter along Magnolia and Hawthorne, which are not intended to be thoroughfares and are heavily used by the community to walk, bike and for children to play.

7. Increases in vehicle traffic will affect resident health – as numerous more vehicles drive in our neighbourhood emitting more toxic fumes.

8. We have just lost numerous trees in the storm and this development will result in the loss of further trees with no guarantee that the replacement trees the developer is required to provide will be planted in the neighborhood as opposed to some random location elsewhere in the city.

Overall, I hope Council will give serious consideration to directing staff to conduct appropriate community engagement prior to making a decision about this rezoning proposal.

The south-east quadrant of our city is already well served by towers and more are planned for specific areas of Edmonds. While we certainly need more housing, we do not need a tower outside the town centre core at this location. I, and many of my neighbours, would welcome ground-oriented, low-rise housing at this property and we hope that you will take time to hear our concerns before moving forward with this over-densification.

Yours sincerely,

E. Kramer

**From:** Zeinabova, Blanka  
**Sent:** November 21, 2022 11:23 AM  
**To:** Wong, Elaine  
**Cc:** Arriola, Ginger; Cabrilo, Georgette  
**Subject:** RE: Objection to high-rise development proposed for 7465 Griffiths Drive

Hi Elaine,

**Rez Ref #** 19-28

We will add it to the PH correspondence

**Bylaw #** \_\_\_\_\_

Blanka

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**From:** Wong, Elaine <Elaine.Wong@burnaby.ca>  
**Sent:** Monday, November 21, 2022 10:16 AM  
**To:** Zeinabova, Blanka <Blanka.Zeinabova@burnaby.ca>  
**Subject:** Fwd: Objection to high-rise development proposed for 7465 Griffiths Drive

Hi Blanka,

Pls find the below fyi and it's something for you to respond to or someone in planning? Thx

Cheers,  
Elaine

Sent from my iPhone

Begin forwarded message:

**From:** Evan Kramer  
**Date:** November 21, 2022 at 12:04:02 AM PST  
**To:** Mayor <Mayor@burnaby.ca>  
**Subject:** **Objection to high-rise development proposed for 7465 Griffiths Drive**

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Dear Mayor Hurley,

Congratulations on your second term as our mayor. In your first term you made a point of engaging the residents of Burnaby in the decisions that affect them and I hope this remains a priority for you.

This week, there is a public hearing that includes a proposal to rezone property near my home and I am writing to you to express my concerns about the failure of the city to inform and engage immediate neighbours of this property about this proposal, and to object to a 21-storey tower at 7465 Griffiths Drive.

This isn't the usual NIMBY letter - I'd actually welcome the current light-industrial property being turned into residences - however, a tower is out-of-keeping with the official community plan and I am seriously concerned about the changes to local traffic and impact on my quiet enjoyment of my home. I have detailed these concerns in the letter I submitted via Burnaby's website.

I did just want to make sure that you heard that neither I nor my neighbours were informed about this proposal, despite the fact that we would be affected by this tower. In fact, just one building of 60-ish apartments to the immediate north of the site was sent information about the proposal. In this instance, the city's 100-foot notification radius has missed those of us who are immediate neighbours to the north-west and west, who would be permanent affected by the development of a tower here. What an oversight.

Not only have we not been informed or engaged on the proposal, but on reading the staff report, I saw that it ONLY mentions the absence of residences to the east of the property (across Griffith Drive) and ignores those of us living to the north west and west. Why hasn't city staff considered impacts on us?

When this proposal comes before you on Tuesday, please direct staff to complete adequate community engagement before you make a decision about this rezoning request.

Many thanks,

E. Kramer

Village Green, Burnaby



**From:** Lori Geosits  
**Sent:** November 21, 2022 7:40 PM  
**To:** LegislativeServices  
**Subject:** Objection to 7465 Griffiths Proposed Development for a 21 floor High Rise Building  
**Attachments:** 20221121 Objection 7465 Griffiths High Rise Zoning .docx

**Importance:** High

**Categories:** PH - Info Complete, Public Hearing

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**November 21, 2022**

## **Objection to 7465 Griffiths Proposed Development for a 21 floor High Rise Building**

**Dear Mayor and Council**

Recently, through word of mouth, I learned of a proposed development at 7465 Griffiths that will include a 21 floor high rise and 6 floor low rise rental units. It is extremely disappointing that the City of Burnaby was not inclusive notifying all strata properties in the area that will be significantly impacted by this proposed development on many levels including safety. This area is comprised of townhouses and low rises and a high rise does not fit. In speaking to numerous people representing at least 8 strata properties in the area, to say we are outraged is an understatement both at the lack of notification and the type of development. Most of us had the understanding this property would be developed into town houses or a 4 storey low rise.

While the City of Burnaby may have a standard process of who is notified it may be outdated when high rises come into the equation given the far reaching impact the height and traffic has on a community. In the interest of inclusion and fair process I would encourage you to revisit your notification process. Given that only one strata property was notified it did not give the majority of us a chance to express our views which have so far been 100% against a high rise. Notifying fewer people certainly favours the developer and the City of Burnaby's agenda to move forward with their own plan uninterrupted by a higher chance of resistance. Given the high rise creates safety and other issues that will destroy the safety and peaceful enjoyment of our homes we should have been considered and notified.

The sign informing about the development, recently posted on Prenter near the dead end street with the one building 7465 Griffiths, is in an area that has little walking traffic, is not in the sight line of people driving past and too small to read while driving in a vehicle. The sign posted on the building at 7465 Griffiths Drive is on the dead end street that the public would have no reason to pass and also below grade of the "newer" traffic heavy Griffiths Drive where no one driving past would see.

HOW did a proposal, including a significant zoning change, to accommodate a high rise in this area of townhouses and low rises get this far with little or no consideration, consultation or respect of the impact on current tax paying home owners who bought our homes in this area, based on no high rises, and in many cases whose life savings are invested in our homes here? How can you potentially move forward with lack of inclusion and fair process to all owners impacted clearly showing favouritism to the developer? Who is representing the interests of home owners in my neighbourhood let alone South East Burnaby? Who is caring for and representing the environment?

In the Edmonds Burnaby East side there is no shortage of high rises, including many 40 and 50 floor high rises buildings planned, with 5 buildings planned at the corner of Edmonds and Kingsway, one at the current Middlegate Honda site, and approximately 20 in the new "SouthGate City" development area on the old Safeway site behind Byrne Creek School. This area is townhouses and low rises and a high rise does not fit. When is it ENOUGH?! When does the city of Burnaby stop "sneaking in" and cramming high rises and people into an area that cannot support it on many levels with no consideration of the taxpaying citizens who currently live in the area? Would each of you like a high rise towering over your home, decks and yards with significant traffic flowing through all day and no consultation or notification? With drought conditions seemingly every summer where does the water come from to supply all of the high rises? How many taxpaying citizens homes and neighbourhoods are you going to destroy by over developing this area with yet another high rise adding to noise, visual and light pollution, increasingly congested traffic and toxic fumes, over crowded transit and **yet the city already can't support the safety, services and clean the environment of squalor in this area?!!!**

The city of Burnaby should be purchasing the property to create a much need green space park for the community and include it as a priority to provide adequate resources to MAINTAIN IT unlike Sample's Pathway Heritage site that has not been well maintained with dilapidated fencing (including nails sticking out) and old benches let alone at times the grass and shrubs left to overgrowth. The garbage is currently cleaned up by a couple of local residents in the neighbourhood, including and especially me. The local green space, Byrne Creek ravine, is becoming unsafe with increasing encampments, drug activity, drug paraphernalia and squalor.

**It is extremely concerning that this year I've had several conversations with City of Burnaby "management" and it seems a common (systemic ?) theme is surfacing: lack of inclusion, lack of fair process, lack of representation, favouritism and elitism and at times delivered with condescending arrogance.**

#### **The Village:**

This area known as 'the village' includes townhouses and low rises. It was a specially designed community factoring and including traffic safety, a small playground (paid for by the strata properties) and a preschool which replaced the store. The buildings are all only 20 – 25 years old and well maintained. The area to the south and east of The Village is also comprised of townhouses and low rises around the same age. As such the buildings are not nearing their end of life in order to for some reason consider changing the look of the community by adding a high rise. A high rise of any height does NOT fit the area. As far as most of us knew when we bought into this area is that the property at 7465 Griffiths was industrial and if residential housing were to be built it would be townhouses or at most a 4 level low rise. Never was a high rise in the plans for that property.

Word of mouth and the relatively obscure sign at the current 7465 Griffiths property indicating a proposed high rise is in the works is the first most of us have learned of the proposed development. This has been extremely concerning and distressing for home owners in the neighbourhood for a number of reasons. Yet we were not even given the respect of being included in the notification of a public hearing which is our only chance to express our concerns including critical safety issues.

#### **7465 Griffiths Property:**

The following information was found on the internet.

Pacific Coast Machinery & Equipment once occupied the property.

London Pacific Redefining Land listed the property for sale with the following description **therefore it stands to reason the current owner purchased the property with this description.**

sale to (June 14, 2018?) current owner

"Square Nine Developments

Descriptions

Original Opportunity: Transit-Oriented Development Land Parcel

**SOLD To: Square Nine Developments**

Development: "Element 2" 24 Townhomes

Single Parcel Development Opportunity in Edmonds Town Centre Plan

This Transit Oriented Development Offering totals 32,190 square feet of gross developable area within the

Edmonds Town Centre Plan. Currently zoned M-5 manufacturing, this single parcel development opportunity is designated medium density multifamily in accordance with RM-3 zoning guidelines. RM-3 densities **within the established Edmonds Town Centre** include base density up to 1.1 FAR and supplemental bonus density for a further 0.4 FAR to a maximum density of 1.5 FAR. **This site can be built out to a variety of forms including stacked townhouse and 4 storey condominium with underground parking.”**

**IMPORTANT NOTE:** The section outlining the townhouse and 4 storey condominium potential is what those of us in The Village understood could be build on the property (not a high rise). I purchased in this area very specifically due to no high rise potential to be build in the area.

The building on the property has been run as a warehouse operation for at least the past year or longer with trucks constantly coming and going. The outside property has been left in squalor with excessive garbage all over the lot everyday including large pieces of cardboard, styrofoam, plastic packing material among other large items. Much of this garbage has blown over the chain link barbed wire fence into Samples Pathway and Powerhouse Creek. For the past year I've actively cleaned this garbage from the public area. For the past year a couple of times I've spoken through the fence to people at the location to clean up the mess as it's blowing over the fence. This past year I sent an email with photos to the City of Burnaby for their follow up to have the owner clean up and it was confirmed the City of Burnaby sent a letter to the property owner. My understanding is that other neighbours have notified the City of Burnaby as well. The property continues to be left in squalor.

Given the property's state of squalor and my ongoing cleaning of their garbage, in addition to the fact a high rise is not a fit and will destroy the neighbourhood on a number of levels, including safety and personally my private enjoyment of my home, it is absolutely insulting and disappointing that the City of Burnaby would even consider **REWARDING** the property owner with approval to build a high rise "padding their pockets" at the expense of the homeowners.

#### **Comparables:**

This area of townhouses and low rises known as "The Village" should not have a high rise 'bulldozed' into the neighbourhood community. The following developments in Burnaby seem to have been given more consideration to the taxpaying home owners than this area and are somewhat comparable. Why would the people in this area be treated differently and not included in creating an appropriate low rise development that fits the area, traffic flow, playground, preschool etc.?

My observation over time is that North Burnaby receives more attention, priority and community involvement with the city than South East Burnaby. Do more city councillors live in North Burnaby and represent it while South East Burnaby is not represented and as such neglected? While councillors should represent all of Burnaby I've yet to see a city councillor 'champion' the Burnaby East Side.

The optics could be interpreted that those who can afford land with a single detached home seem to receive more respect from the city when redefining a community area as opposed to this area that has been developed as a multi-family residential area.

Is it that South East Burnaby is already so overdeveloped with high rises and over crowded streets and transit that the city pays no respect to taxpaying home owners and simply bulldozes another high rise? Using 'city plan' or the guise of 'housing' is not an excuse to over develop and bulldoze high rises into existing neighbourhoods and no amount of "verbal dancing" will qualify this. Do we need to form neighbourhood associations in order to be respected as a voice for people who live in low rises and town houses?

7465 Griffiths is within the area of "The Village" an area developed as a townhouse and low rise community which is why many of us who couldn't afford land with a single detached home purchased here. Yet the City of Burnaby is attempting to bulldoze a high rise without full inclusion of the taxpaying home owners impacted being notified and without fair process of public consultation as given other areas of Burnaby.

Both of the following share the same Community Plan description below:

Bainbridge (North Burnaby) on a skytrain line although not as well used as the Expo Line.

**"Bainbridge Urban Village Community Plan (after 3 phases public consultations)**

and

Lochdale (North Burnaby)

### **“Lochdale Urban Village Community Plan (after 3 phases public consultations)**

Height & Massing » Higher-density development in the Urban Village should contribute to a varied skyline of different heights that **are distinctly lower than tower forms in Town Centres**. Where feasible, taller building forms should be softened with terraces and green roofs that are heavily landscaped and actively used by residents. » Height and massing should focus on gradual transitions between different scales and types of development through height limitations, building step-backs and setbacks, and use of open space.”

The Heights (North Burnaby) and clearly treated as the ‘Sweetheart’ area of Burnaby. Is North Burnaby protected from high rises?

#### **“4701 Hastings Vittori Development in the Heights: Low Rise**

Our new Rental community is located at Hastings and Beta in the heart of Burnaby Heights. The Heights is one of the best kept secrets in the Lower Mainland. With a strong sense of community and history, beautiful views, parks and trails, recreational amenities, and a thriving business district all within walking distance, on the Heights, life is as it should be. Project completed in 2024”

#### **“7907 Edmonds Vittori Development: Low Rise (located near the mayor?)**

112 Rental Apartments with Ground floor commercial located at Edmonds and 6 th Street in Burnaby, close to schools and public transit our new community is convenient for families and individuals who commute”.

#### **Zoning Changes:**

It is extremely concerning that on any given housing development the City of Burnaby, Mayor and Councillors can make decisions to change the zoning that significantly impacts current taxpaying home owners, their safety, privacy, and peaceful enjoyment of their home and as such their overall health and their future without proper inclusion and consultation. I.e. how did the project get this far along already? Clearly it is assumed the zoning change will go through.

Why do the taxpaying citizens of Burnaby have to fight for our safety and wellness and the supposed home and neighbourhood we bought into?

#### **Height:**

Having done research in the area I’m well aware of high rises of 10, 22 and 33 floors and what that looks like vis-a-vis where this one is planned and the distance to my home. The city of Burnaby notice that was sent to the neighbouring 18 Trees strata property advising of this proposed development shows my strata property, home and deck in full view. Given the recent storm on November 4 & 5 many trees in the Powerhouse Creek area were knocked down resulting in a much more open view from the 7465 Griffiths property to the homes in my strata property the Ventura - Camarillo.

My privacy and peaceful enjoyment of my home is compromised with a high rise given the residents on the west side will be able to look at my home. It will be like living in a fish bowl. The proposed roof top playground and deck will make it much worse given that everyone in the high rise and their guests will be able to look at my unit (and most of the units in our strata property) all day and evening. Given a roof top facility with a playground and bbq patio I would also imagine the noise will easily transfer and the peaceful enjoyment of our homes will be entirely compromised.

From my side I do NOT want to look at a high rise including the decks, the people, the noise and the LIGHT POLLUTION. The buildings at City in the Park, a few blocks away, already give off light pollution and I can see some of their TVs. If approved this high rise will be right next door.

The proposed high rise will block the very meaningful and important for health sunrise and moonrise for me and the sunset for others. It will cast shadows and darkness upon our homes. When I purchased I made sure it was in an area that the sunrise, moonrise and sunset would not be blocked by a high rise. It may not seem important to some people it is important for me and my spiritual and mental health.

#### **Traffic (serious safety issues):**

The person who designed the proposed 21 floor high rise of almost 160 units (and likely vehicles) and / or the City of Burnaby Planning have clearly demonstrated a lack of knowledge about traffic flow and issues in this area given the high rise parking garage will be accessed from Prenter.



1. The intersection of Griffiths-Rumble-Prenter-Rumble Crosswalk is already extremely dangerous on a daily basis with vehicle and pedestrian near misses. This is the exact area of the cement truck accident that rolled over on the corner spring 2022. Turning left (west) from Griffiths to Rumble and a quick right onto Prenter or a quick stop for the immediate pedestrian activated light already currently creates safety issues and many vehicles drivers don't stop for the pedestrian light.

2. Unless a vehicle is leaving the high rise building turning right onto Rumble the only way in and out of the building parking will be through our neighbourhood on Magnolia or Hawthorne. These are quiet residential streets with a young children's playground and preschool on Magnolia. The area is also set up such that the neighbourhood is filled with people walking, walking their young children and pets all day. Any additional traffic as will be the case with the proposed high rise will significantly negatively impact safety for all.

Since 2020 given Covid with the increase of home delivery the streets are already busy with constant couriers and food delivery ALL DAY EVERY DAY driving and temporarily double parking throughout the streets. Then add maintenance vehicles (eg landscapers), for each strata property, that need to park AND City of Burnaby garbage, recycle, and maintenance vehicles.

3. Since there is no street parking on Griffiths I'm sure our neighbourhood street parking will be at a premium and not available as it is already full including park and ride for the skytrain, strata property maintenance vehicles and someone who lives in a van and has been parked on Prenter for months.

4. It is absolutely remiss to think people will not drive a vehicle vs. taking transit. Whether it is for health reasons, family, large item and grocery shopping among many other reasons we will drive vehicles. Sadly the walk to the Edmonds skytrain station is unsafe throughout the day and especially after dark, with active drug use & deals, drug paraphernalia, encampments, and human excrement often found in the area, which is among some of the reasons I now don't take transit, as much as I've done in the past, and drive in order to be safe.

This area CANNOT safely support the additional traffic from a high rise. In any case it would have been a better plan to have the parking garage enter/exit on Griffiths similar to 18 Trees strata property, however that does not in any way make a high rise fit the area.

I won't even go into the increasing traffic congestion, and IDLING vehicles, often in a street parade throughout the area given the growth and this is before all of the planned high rises are built.

While the City of Burnaby seems to have no problem with ever increasing traffic congestion through all of our neighbourhoods in the Burnaby East side, why does Buckingham Avenue through the wealthy Deer Lake detached homes area, remain blocked to traffic even though it was and is a good route to drive to Deer Lake especially with the daily vehicle volume and back up on Canada Way.

#### **Transit:**

Clearly those in the city planning positions also do not take public transit. Since it started in Fall 1985 until 2010 I took the skytrain downtown to work on weekdays and it was over crowded then.

The Expo skytrain line has been over crowded for years. It is crowded all day. Yet the city continues to over develop high rises around the skytrain stations on the Expo line: Central Park, Metrotown, Royal Oak and Edmonds.

The Millennium Line on the other hand is not as busy throughout the day especially relative to the Expo Line (noted from the several times this year I've ridden it in the day). Yet there are skytrain stations on the Millennium Line that do not have high rises and are not well used.

How do you reconcile overcrowding traffic and transit in certain areas and allowing other areas the enjoyment of peaceful homes and commute?

#### **Watershed:**

7465 Griffiths is next to Samples Pathway which is beside Powerhouse Creek. It is the upper end of the Byrne Creek Watershed that dedicated volunteer streamkeepers, including myself, spend hundreds of hours to protect in support of the salmon, all creatures that live in it and the environment. The proposed high rise will cast DARKNESS on the creek, environment and surrounding area. How does anything thrive in darkness? What is planned to protect the watershed?

Yet another high rise in the area cannot be conducive to keeping the litter and pollution out of the creek and surrounding area both during construction and after as we've witnessed in other constructions projects in the area and their ongoing "pollution events" contaminating the creek. After construction projects are complete the catch basins are left in poor clogged condition.

#### **Samples Pathway Heritage Site:**

The pathway and 'square' that runs beside Powerhouse Creek between Beresford and Prenter is a main walk way to the skytrain and an area that people in the neighbourhood randomly meet while walking family and pets and enjoy time together to say hello. The proposed high rise will cast DARKNESS on this area. Also while it is a city park and people should not smoke people do smoke and with the addition of a high rise and a significant number of units vs a low rise the odds of more people smoking will increase. This is especially true given most strata properties do not allow smoking in common areas. Will the city manage this significant health concern? This may also increase fire risk and cigarette butt toxic litter on the street and into the catch basins something I'm well aware of having picked up hundreds as part of my volunteering as a City of Burnaby litter picker. I have more to say on the added litter on the streets and in the park and creek area yet will stop here.

#### **Personal:**

A high rise in the area overlooking my home and adding significant traffic will severely impact my privacy and peaceful enjoyment of my home in addition to **devaluing the properties in the area including my home.**

Our home is our biggest investment, retirement home for me, and sanctuary. It's a place of privacy and peace to rest, relax and recharge. Carefully I selected this home based on a quiet neighbourhood with no traffic flowing through and NO HIGH RISES in my surrounding area or immediate view.

For my entire life, almost 60 years, I've lived in South Burnaby. I've always had a dream and goal of owning my own land with a single detached home however even starting in the 80's it was always out of reach for me. Having a very good corporate career, being financially savvy and disciplined was still not enough for me to afford land with a single detached home. The best I could do was purchase a small unit in a 10 floor concrete apartment on Edmonds at 18<sup>th</sup> and at that it was due to being an estate sale. As it turns out it was a concrete leaky condo which added a 2<sup>nd</sup> mortgage to my debt. Then the area that was to be my home was destroyed by the City of Burnaby planning a 33 story high rise across from me where houses existed. The traffic on Edmonds became increasingly constantly busy with trucks and busses and vehicles and eventually for my own health I had to move. For weeks I researched where to move and with my realtor found 'The Village' and the townhouse I currently own. It was only 2 blocks away yet I paid the realtor and moving fees as it met the criteria of staying in South Burnaby, in an area that was not a traffic route or busy with traffic, was an area of low rise or townhouses and NO HIGH RISES.

Due to ongoing health issues I'm not able to find suitable work therefore I'm often at home in recovery mode and need to relax and not have a high rise in my view all day and night creating stress. The fact you've allowed a proposed high rise development to the point it's potentially moving forward, without fair inclusion, has exacerbate my health issues. Moving again due to the City of Burnaby decisions to add a high rise to my neighbourhood is expensive and adds to stress and time away from enjoying life.

Given my ongoing health issues and not currently doing paid work, I've given HUNDREDS of hours daily volunteering my time to the City of Burnaby to clean up and maintain my area from squalor especially given the City of Burnaby treats this area as a low priority and leaves it in squalor and unsafe (even after May 16, 2022 touring the Mayor and Assistant Parks Director, through the areas of encampment and drug paraphernalia garbage at which point I was advised the hire of 60 additional Parks employees would resolve the issue without priority changes). As a Byrne Creek Streamkeeper volunteer I've also spent hundreds of hours caring for the creek, adding yellow fish and cleaning storm drains, on behalf of the City of Burnaby. I've made many

calls to the CoB to clean up the area. Bottom line is that I've invested significant time and effort in my community to make it a better place.

If you approve a high rise at 7465 Griffiths which will destroy my private, peaceful enjoyment of my home and also add traffic volume and safety issues to a quiet neighbourhood, you will be driving me out of the city and neighbourhood I've called home for almost 60 years and had planned to retire in.

**Conclusion:**

I strongly object to a zoning change in order to accommodate a high rise at 7465 Griffiths and would encourage the mayor and councillors to STOP the proposed plans for a high rise and have city staff engage and **work with taxpaying home owners in the area** and the developer to create a low rise development fitting of the area and without a high rise of any level.

The proposed plan including a high rise will destroy the safety and our private peaceful enjoyment of our homes impacting health on ALL levels mental, physical, emotional and spiritual. Our home and neighbourhood should be our sanctuary. It is a place to relax, unwind and recharge. Instead the City of Burnaby's plan for a proposed high rise and with, no consultation, inclusion and notification, is already the cause of mental anguish and stress which leads to dis-ease.

The proposed high rise is such an eye sore and so out of place in an area of townhouse and low rise developments, if the Mayor and Council vote for a zoning bylaw change in order to accommodate the building of a high rise at 7465 Griffiths, it will stick out like a prominent middle finger which is exactly the message you will be clearly sending to the taxpaying home owners and residents in the area in addition to all taxpaying home owners in Burnaby.

If approved the high rise will forever represent the city's lack of regard and respect for current tax paying home owners, lack of listening, lack of inclusion, lack of fair process, lack of safety and environmental concern, favouritism to developers and ongoing attempts to bulldoze high rises into the landscape in general. This does not reflect well on the city and is not something to be proud of even using the guise of adding housing.

For almost 60 years I've called Burnaby my home (Including attending public school, BCIT, SFU, a 27 year corporate career, sports, photography, and extensive volunteering - including this year cleaning illegal dumping and squalor in order to make my neighbourhood a safe enjoyable community). My parents and grandparents (since the 1940's) called Burnaby home for much longer. I used to think Burnaby was a well run city, however over this past year I've had numerous reasons to contact city management and sadly with almost every interaction and inaction you are proving me wrong.

**You need to do better, much better, in representing the taxpaying citizens who have in many cases invested hard earned savings to call Burnaby home. Please stop treating us as "pawns" in your high rise game justified under the guise of 'housing' which does not appear to be making the City of Burnaby more desirable or affordable to own or rent in and most importantly live in.**

Sincerely,

L. Geosits  
6808 Village Green  
Burnaby BC  
V5E 4K9

PS: On November 18, 2022 the City of Burnaby Mayor and Director of Building and Planning spoke on Global News about the growing high rise builds. In the interest of balanced reporting I think the news media and public would like to

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**From:** Colleen Brown  
**Sent:** November 22, 2022 6:40 AM  
**To:** LegislativeServices  
**Subject:** 7465 Griffiths Drive, Rez# 19-28  
**Categories:** PH - Info Complete, Public Hearing

**Rez Ref #** 19-28  
**Bylaw #** \_\_\_\_\_

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Attn: Mayor and Council, Burnaby:

(Sent via email to: [legislativeservices@burnaby.ca](mailto:legislativeservices@burnaby.ca))

I am a resident of Burnaby, and I vehemently oppose the construction of the project Rez. #19-28 at 7465 Griffiths Dr., Burnaby. This project cannot be allowed to take place.

This project is unnecessarily intrusive and large, and will cause extreme disruption to the lives of people in this community, both during the construction phase and thereafter. We, as residents, have the right to peace and comfort in our homes, and this project will cause an unimaginable aggravation to our lives, 24 hours a day. There is no way that a project of this immense size with such a large physical and extreme noise disruption can be allowed to proceed.

(1) With the massive new studio complex being built immediately south of this address on Griffiths Dr., and now this new proposed complex, there will be an unmitigated overload of excess traffic and congestion in the region. It will be unmanageable, and the entire proposal is untenable. This will cause bottlenecks leading into the region and on 20th St.

(2) There is already a serious shortage of parking in this entire area. The parking shortage will soon be more than severe, once the colossal Film Studio at 7705 Griffiths Drive begins operations. Now, this new added development at 7465 Griffiths will cause an impossible shortage of parking in the region. Even though parking will be provided within the building itself, a new development of this size creates a sharp demand for extra parking that is not covered by parking within the building. Deliveries, commercial requirements, maintenance, etc. will all siphon away parking that is already suffering a serious shortage.

(3) A new development will cause a severe disruption during the entire construction phase of the project. It will cause serious blockages, excess traffic, bottlenecks and parking shortages. Again, the new Film Studio only two blocks south of this location will cause a crisis for dramatically increased traffic. It will not be manageable.

The traffic situation on Griffiths Drive already forces cars to be backed up seven blocks to the north in unending traffic jams. The new requirements for traffic entering the new Film Studio, once it starts its operation, will cause insurmountable traffic jams. There will simply be nowhere for traffic to go. The traffic infrastructure simply cannot accommodate even 30% of what will be needed.

By adding this new project at 7465 Griffiths Dr., there will be forced street blockages, long-term parking space removals in the area as large equipment and oversized vehicles are brought in, as well as worker parking requirements. It will make the area unlivable, both during the entire construction phase, and afterwards. There will be a desperate shortage of resources for the people that already live here, and it will make our lives extremely difficult.

(4) The new physical land protuberance which will need to be created in order to accommodate the construction zone will jut out into both Griffiths Drive and Prenter St. and create a dangerous situation for pedestrians and drivers. It will make the walk, which hundreds of commuters make daily towards the skytrain, dangerous, as they will be forced off the sidewalk area. It will also crowd the roadway.

(5) This entire intersection is already extremely dangerous. Drivers turning left from the northbound lanes of Griffiths drive at this intersection already fail to see pedestrians crossing there, and there have been several fatalities there and near hits of pedestrians. Drivers also frequently make illegal U-turns in both directions here, and the creation of this protuberance will exacerbate the situation create an extremely dangerous situation from all directions. There is no way that this protuberance could ensure the safety of people crossing at or driving through this intersection, as it will force everyone into difficult driving and walking situations, which will lead to highly dangerous situations.

(6) The entire neighbourhood was based on the promise and intention of low-rise buildings. This building will be very disruptive and out of place for the community. A low-rise building in this location, with a maximum of 5 storeys, might be more suitable.

(7) In addition, the extreme noise pollution and pile-driving noises will be unbearable and cause a major disruption to the entire community. A great number of people work from home in this area, and the noise of the construction would make the lives of hundreds of people adjacent to this lot absolutely unlivable. This project is being built mere feet from the existing building at 7383 Griffiths Drive, and will cause devastating noise disruption in the area for years.

(8) This development will also have an intrusive effect on the park area, the natural growth and surroundings and wildlife. The noise will be unbearable. It will destroy the entire concept of the park. A high-rise of this extreme size will also cast a full shadow over the entire park area for the bulk of the day. This will affect trees and shrubbery.

(9) The city resources in this community, including grocery and local business, are already strained with increased population and influx of people to these areas which are barely able to accommodate the people using them.

It is unequivocal that this project must not be allowed to take place. The disruptive factors far outweigh any benefits, and the damage that will be caused to hundreds or even thousands of people in the community by this project will be serious and permanent.

The long list of severe problems that this development will cause, as listed above, demonstrate that this project must absolutely not be allowed to proceed. The substantial and serious objections to this project must be heard by the City of Burnaby and taken seriously in order to prevent this completely inappropriate project from taking place.

It is clear from the proposal that the architects and developers of this entire project have ignored any consideration into the lives of the residents of the community that will effectively be destroyed. We are taxpayers in this community, and we pay substantial property taxes, and we are entitled to enjoy the homes that we live in, rather than have the community uprooted and shattered by this completely

inappropriate project.

Thank you for hearing each of these very serious objections.

Yours sincerely,

Colleen Brown  
209-7383 Griffiths Dr., Burnaby, BC. V5E 4M8



ReplyForward



**From:** Jo-Ann S  
**Sent:** November 22, 2022 9:04 AM  
**To:** LegislativeServices  
**Subject:** Development at 7465 Griffiths Drive

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To Mayor and Council

I do not view increased density as a bad thing for the Edmonds Town Centre, in fact increased density could increase safety (more eyes on the street) and be very beneficial to local businesses like restaurants and shops. I also believe the potential negative impacts of increased density like traffic and parking can be easily mitigated with good planning.

With that in mind, I am concerned that the development at 7465 Griffiths Drive proposes to provide less than 1 parking stall per unit, despite approximately half of the units being 2 and 3 bedrooms. Surprisingly, barely over half the rental units are being allocated dedicated parking stalls.

The developers proposal to hand out 2 years worth of transit passes, as an alternative to providing adequate parking, is not conducive to good long term planning since that benefit expires after 2 years. As such providing adequate parking for a development this size is essential. Each unit should be allocated at least one spot, and more than one spot for a percentage of the 2 and 3 bedroom units, in addition to visitor parking. If this parking is not incorporated at the time of building, there is no way to retro fix future problems. Prenter, Magnolia, and Hawthorne already struggle with street parking during the week because many people use these streets as a park and ride for the Edmonds Skytrain station.

Regarding traffic flow, it appears that vehicle access will be provided from Prenter. Despite the new developments proximity to the traffic arteries of Rumble and Griffith, there is no left turn onto Rumble from Prenter due a traffic island. Griffith is not accessible from Prenter via Rumble. To get to Griffith and subsequently Kingsway, Edmonds, or the Queensborough Bridge, cars will head west on Prenter and turn north on Magnolia to get to Beresford where they can then access Griffith. This will result in a significant increase in traffic on these quiet residential streets. Is it possible to have this development's vehicle access provided from Griffith, like the development to the north, or failing that, rework the intersection at Prenter and Rumble so that Griffith is accessible?

Edmonds is an exciting town centre to live in and watch grow. The original Edmonds Town Centre plan was well thought out and planned with extensive community consultation. Great care and thought went into deciding where to place towers within the plan. One of the variables that was taken into consideration with the placement of towers was how the shadows cast by large towers, at different times of the day and the year, would impact the surrounding area .

The height of the tower at 7465 Griffiths is a significant departure from the original community plan for this parcel of land. The report presented to council did not indicate how the shadows from this building would fall and subsequently impact the development to the north or the park and development to the west. I think it is important that Council be fully aware of these impacts so that they can make an informed decision about moving forward with this project. It would also be beneficial for this information to be available to the public. It may well be that the impacts are negligible, which would be a relief for many. Or if there is going to be a significant negative impact to a person's property (i.e. loss of all of their sunlight in the winter months) then owners should have this information made available to them so they can make decisions about their future with that property.

Thank you for taking my thoughts and comments into consideration.

Sincerely,

Jo-Ann Stevens  
104-6893 Prenter St  
Burnaby, BC



**From:** Victor Fung  
**Sent:** November 22, 2022 10:44 AM  
**To:** LegislativeServices  
**Subject:** 7465 Griffiths Drive Rez #19-28

**Categories:** PH - Info Complete, Public Hearing

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Attn: Mayor and Council, Burnaby

I am a resident of Burnaby and vehemently oppose the construction project Rez #19-28 that will be commencing beside 7383 Griffiths Drive

This construction project will cause a lot of disruption to the neighbourhood, resulting in increased traffic congestion, inaccessibility to pedestrians traveling to Edmonds SkyTrain Station, as well as added delays to the 133, 147 and 148 bus routes. This will also indirectly affect the 106, 112, 116 and 119 bus routes. Even upon completion, local traffic will be affected drastically as there is no easy way to safely merge onto southbound traffic on the intersection of Griffiths Drive and Rumble.

The intersection of Griffiths and Rumble Street is already unsafe as it is. Many people speed southbound along Griffiths and the curved turn just after 7383 Griffiths Drive, creates a couple of blind spots and any speeding commuter will have little to no time to react to anybody who is emerging on a potential Griffiths exit from this proposed project. In addition, exiting from nearby Prenter Street only offers the one exit to Rumble Street, which results in many a driver cutting across Rumble eastbound, to cut the median for quicker access to Griffiths via Rumble westbound. In its current configuration, the intersection of Griffiths and Rumble is already an unsafe one for pedestrians as many people in a car, ignore pedestrians who have right of way.

After discussions with neighbours, it is agreed that we do not necessarily oppose the idea of new residential building(s) at 7465 Griffiths, but do not see the need for a 21 storey tower. A mixed, low-rise condo building along with townhomes would be an acceptable alternative and would not add any additional congestion or any dangerous potential for accidents or fatalities. A 21 storey tower in such an proposed site does not fit with the overall aesthetics of the neighbourhood.

For the reasons stated above, it is imperative that the details of this project strongly be reconsidered as to the size and layout of residential buildings.

Thank you for your consideration of these objections

Yours sincerely

Victor Fung  
404 7383 Griffiths Drive, Burnaby B.C.